

STEPHEN PARRY

& COMPANY



10 Northumberland Road, Royal Leamington Spa, CV32 6HA

A 5 bedroom Edwardian semi-detached house situated on one of Royal Leamington Spa's most sought after roads, having been extended and modernized and benefiting from off road parking to both the front and rear

Distances

Royal Leamington Spa 0.2 miles (trains to Birmingham and London Marylebone)

Warwick 3 miles

Warwick Parkway 4 miles (trains to London Marylebone from 69 minutes)

Kenilworth 5 miles

Coventry 10 miles

Rugby 16 miles

Solihull 22 miles

Birmingham International Airport 26 miles

Birmingham 28 miles

(Times and distances approximate)



Accommodation

Ground floor : Reception hall • Cloakroom • Sitting room • Dining room • Kitchen/Family room • Cellar •

First floor half landing : Bedroom 5 • Principle bathroom •

First floor landing : Bedroom 1 and 2 (bedroom 1 with en suite bathroom) •

Second floor landing : Bedroom 3 and 4 • Shower room •

Front garden • Rear garden with vehicular access



Location

10 Northumberland Road is situated on one of Leamington Spa's most sought after roads. The property is ideally located for walking into Leamington Spa's town centre that has excellent shops and restaurants for which Leamington Spa is noted. In the heart of the town are the beautifully laid out Jephson Gardens on the banks of the River Leam and throughout the town there is evidence of its Regency and Georgian heritage.

There is an excellent range of state, private and grammar schools in the area to suit most requirements including grammar schools at Stratford upon Avon and Alcester, Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. In addition, the Kingsley School in Leamington Spa, Princethorpe College, Rugby School and The Croft Prep School in Stratford upon Avon. Bromsgrove and Solihull Public Schools are also accessible.

The property is ideally situated for the commuter, with the A46 being 1.5 miles away providing access to the M40 (J15). There is an excellent rail service from Leamington Spa station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

The property is well located for sporting and recreational facilities with the Leamington Tennis Court Club in Bedford Street, golf is at Stoneleigh and the Warwickshire Golf Club and racing at Warwick and Stratford upon Avon.



The Property

10 Northumberland Road is a three storey 5 bedroom Edwardian semi-detached house situated on one of Royal Leamington Spa's most sought after roads having been extended and modernized and benefiting from off road parking to both the front and rear. The [property has been skilfully extended by the present owners to offer versatile and flexible family accommodation retaining many original features to include stained glass leaded light windows, ceiling coving, picture rail, original four panel doors, torus skirting boards and exposed floor boards. The property offer a contemporary twist to the period features with a Harvey Jones kitchen, and Fired Earth bathroom fittings, travertine and slate tiling.



Ground floor

There is an open porch with a stained glass front door leading to the reception hall with a beautiful stained glass leaded light windows, ceiling coving, picture rail, torus skirting boards, staircase to first floor half landing and 4 panel original doors to the cloakroom, sitting room, dining room, cellar and open access to the kitchen/family room. The cloakroom has a white suite comprising wash hand basin, wc and exposed floor boards. The sitting room has a leaded light, ceiling rose, ceiling coving picture rail, fireplace with solid fuel stove, with fitted bookcases to the chimney breast recesses with storage cupboards and exposed floor boards. The dining room has a timber and glass door with windows to the rear garden, ceiling coving traditional fireplace, torus skirting boards and exposed timber floor.



The kitchen leads into a fabulous family room with an abundance of natural light from the roof and windows. The kitchen is fitted with a contemporary Harvey Jones kitchen with work surfaces and integrated sink. The kitchen has a free standing gas range, fitted microwave and slate flooring with under floor heating. The family room overlooks the rear garden and has two sets of bi fold doors to the rear garden and a slate tiled floor with under floor heating. The cellar comprises of four chambers with one of the chambers being used as a utility room with space and plumbing for a washing machine and tumble dryer.



First floor

The first floor half landing provides access to bedroom 5 that overlooks the rear elevation and access to the family bathroom. The family bathroom is fitted with a white matching suite to comprise bath, wash hand basin, wc and travertine tiling. A staircase from the first floor half landing provides access to the first floor landing and has original four panel doors to bedroom 1 and 2. Bedroom 1 has a leaded light bay window overlooking the front elevation, ceiling coving, cast iron fire place, exposed floor boards and door to the en suite bathroom. The en suite is fitted with a matching suite to comprise free standing bath, shower cubicle, his and hers wash hand basins, wc and slate tiled floor with under floor heating. Bedroom 2 has a window overlooking the rear elevation, ceiling coving, cast iron fire place, and exposed floor boards. A stair case from the first floor landing leads to the second floor landing with four panel original doors to bedroom 3, and shower room. Bedroom 3 has a window overlooking the front elevation and a cast iron fire place. Bedroom 4 has a window overlooking the side elevation and velux windows overlooking the rear elevation and four panel door to storage cupboard housing a Worcester central heating boiler. The shower room is fitted with a white matching suite to comprise shower, wash hand basin, wc and travertine tiling.





Outside

To the front of the property is a stone driveway providing off road parking, a pathway to the front entrance porch with dwarf box hedging. The walled rear garden has a patio area ideal for al fresco dining, flower and shrub borders, a lower patio area with double vehicular gates to the rear service road.

Tenure

The property is Freehold.

EER Rating

34 (F)

Services

Mains electricity, water, gas and drainage are connected to the property.

Local Authority

Warwick District Council +44 (0) 1926 410410.

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

Viewing

Strictly by appointment with Stephen Parry & Company on +44 (0) 1926 883311

Directions

From our office proceed up Northumberland Road and 10 Northumberland Road is located on the right (CV32 6HA).

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